**TORONTO LANDS CORPORATION**

**60 ST. CLAIR AVENUE EAST**

**TORONTO, ONTARIO**

**MINUTES OF THE POLICY AND PLANNING COMMITTEE MEETING**

**HELD IN-PERSON AT TORONTO LANDS CORPORATION OFFICE**

**AND VIRTUALLY VIA MICROSOFT TEAMS**

**TORONTO, ONTARIO**

**January 23, 2025, 6:30 PM**

**The following Committee Members were present:**

Igor Dragovic, Citizen Director & Committee Chair, in person.

Payman Berjis, Citizen Director, in person.

John Filion, Citizen Director, in-person

James Li, Trustee Director, virtual.

Shelley Laskin Citizen Director, in-person.

Maia Puccetti, Trustee Director, virtual.

**The following Directors were presents as Guests:**

Dan MacLean

**The following Guests were present:**

Dennis Hastings

**The following TLC staff were present:**

Ryan Glenn,CEO

Barbara Carou, Director, Strategic Partnerships & Development

Yvonne Choi, Director of Planning,

Wilbur Wong, Director of Real Estate & Leasing

Simon Hewett, Manager, Asset Management & Leasing

George Kralidis, Head of People & Culture,

Liv Bautista, General Counsel, TLC

Linda Pietrangelo, Head of Corporate Accountability & Governance,

1. **Call to Order & Confirmation of Quorum**

There being a quorum present, and the Directors having been given adequate and proper notice of the meeting, the meeting was called to order by Igor Dragovic, Committee Chair at 6:30 PM (EST).

1. **Land Acknowledgement**

Igor Dragovic, Committee Chair, read the following land acknowledgment:

We acknowledge we are hosted on the lands of the Mississaugas of the Anishinaabe, the Haudenosaunee Confederacy and the Wendat. We also recognize the enduring presence of all First Nations, Métis, and the Inuit peoples.

1. **Declaration of Conflict of Interest under the Municipal Conflict of Interest Act and the Ontario Business Corporation Act**

No conflicts of interest were declared.

1. **Approval of the Agenda/Other Business**

John Filion seconded by Shelley Laskin moved that the agenda be approved as distributed.

1. **Approval of Minutes of the Policy and Planning Committee**

Shelley Laskin seconded by John Filion moved that the Minutes of October 10, 2024, be approved as distributed.

The motion carried.

## Staff Reports

1. **50 Ethennonnhawahstihnen’ Lane: Mixed-use Development with a Podium Elementary School [01-34]**

Barbara Carou, Director of Development and Strategic Partnerships provided an update on the report.

James Li seconded by Shelley Laskin moved that TLC Board receive this report for information and forward this report to the TDSB Board for information.

The motion carried.

1. **TLC Lease & License Approvals [01-035]**

The Director of Real Estate and Leasing provided commentary on the report.

Payman Berjis, seconded by John Filion moved that:

1. Toronto Lands Corporation be authorized to enter into a temporary crane swing license agreement with Minto (Cordova) LP by its general partner 2598325 Ontario Inc., at Islington Junior Middle School, 44 Cordova Avenue, for a term of two (2) years commencing in 2025, upon terms and conditions satisfactory to TLC in its reasonable discretion in form and content satisfactory to TLC’s legal counsel.
2. Toronto Lands Corporation be authorized to enter into a temporary shoring tieback license agreement with Minto (Cordova) LP by its general partner 2598325 Ontario Inc., at Islington Junior Middle School, 44 Cordova Avenue, for a term of three (3) years commencing in 2025, upon terms and conditions satisfactory to TLC in its reasonable discretion in form and content satisfactory to TLC’s legal counsel.
3. Toronto Lands Corporation be authorized to enter into and a temporary construction staging license agreement with Minto (Cordova) LP by its general partner 2598325 Ontario Inc., on the Islington JMS site, located at 44 Cordova Avenue, for a term of three (3) years, upon terms and conditions satisfactory to TLC in its reasonable discretion in form and content satisfactory to TLC’s legal counsel, and;
4. The report, TLC Lease & License Approvals, be forwarded to the TDSB Board for approval.

The motion carried.

1. **Strategy to Address Growth and Intensification - 2024 Update to Board on Land Use Planning Matters [01-036]**

Yvonne Choi, Director of Planning presented the report for the committee’s consideration.

Shelley Laskin seconded by John Filion moved that the report be received and forwarded to TDSB for information.

The motion Carried.

1. **Update Report on Ontario Land Tribunal (Olt) Appeal Of City Of Toronto Zoning By-law 569-2013 [01-037]**

Yvonne Choi, Director of Planning presented the report for the committee’s consideration.

Payman Berjis, seconded by Maia Puccetti moved that the report be received and forwarded to the TDSB for information.

The motion carried.

## Downsview West – Future School Opportunity [01-038]

## Yvonne Choi, Director of Planning presented the report for the committee’s consideration. The Committee identified the following for staff consideration in bringing forward a future report:

* Cost of due diligence.
* Cost to insure a historically designated building.
* The possibility of an unused space to be leased out following a new school build.

John Filion, seconded Maia Puccetti moved that TLC continue to explore the feasibility of an elementary school to serve the Downsview West District and report back to the P&P committee at its meeting in May 2025.

The motion carried.

1. **2023-2024 TLC Annual Report [01-039]**

Markus O’Brien Fehr, Manager Communications, noted thatas part of TLC’s accountability obligations to the TDSB, there is a requirement in the Shareholder’s Director to provide an Annual Report and that TLC is pleased to present its Annual Report for 2023-2024. The Annual Report highlights strategic and operational achievements.

The CEO of TLC also noted that there is a requirement in the Shareholder’s Direction to report quarterly to the TLC and TDSB Board on business operations. TLC has been working with TDSB to streamline how the quarterly report is undertaken and will now be including the quarterly reports in the Annual Report only.

John Filion seconded by Payman Berjis moved that the 2023-24 TLC Annual Report be received and forwarded to the TDSB Board for information.

The motion carried.

1. TLC Multi-Year Strategic Plan: Pathway to Foundational Schools In Our Communities [01-040]

Markus O’Brien Fehr, Manager of Communications presented TLC’s Strategic Plan.

The committee considered the Strategic Plan and identified the following for staff consideration:

* It is important for everyone to understand the terms within the title.
* It’s important to reflect the diversity of TDSB communities.
* Reflect on why TLC is vital to the TDSB i.e., need to be conscious of aging TDSB buildings, TLC is critical in helping to resolve TDSB’s repair backlog.

Shelley Laskin, seconded by James Li moved that TLC staff take feedback from the committee and bring back a revised and finalized Multi-Year Strategic plan to the Board at its meeting at February 6, 2025.

The motion carried.

**Adjournment to Closed Session**

Subject to section 207(a) of the Education Act, Payman Berjis seconded by James Li, the meeting moved into closed session to discuss TDSB private property matters at 8:42 p.m.

**7. Termination of Meeting**

At 9:11 p.m. the meeting reconvened in public, John FIlion seconded by Payman Berjis, moved to terminate the meeting.